

ROGO UPDATER

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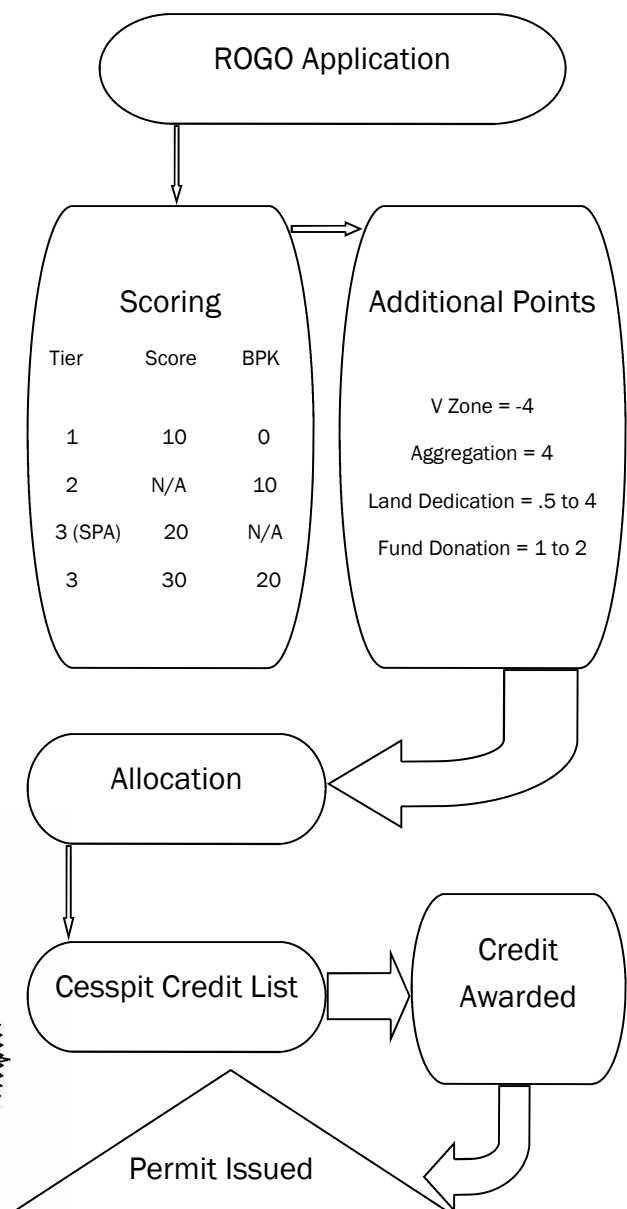
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ROGO APPLICATION FLOW CHART

This newsletter is one step Monroe County is taking to help familiarize its residents and visitors with the development process. This Newsletter is centered around ROGO and the application process for an allocation for a residential unit or structure. Another newsletter, the NROGO Updater, is available for commercial projects.

The flow chart to the right details the process you are about to undertake. This diagram is a simplified version and details the basic information associated with receiving a ROGO allocation.

Inside this information will be expounded upon and should give you a more clear idea of what's to come.



SPECIAL POINTS OF INTEREST:

- ROGO stands for **Rate of Growth Ordinance**
- ROGO was adopted on June 23rd 1992
- It was updated many times throughout since its adoption
- The Tier System was adopted to simplify ROGO in March of 2006.



ROGO SCORING

ROGO, being a competitive system of receiving a building permit, slows growth.

This is accomplished by only awarding allocations 4 times a year, typically in December, March, June, and September.

ROGO also directs growth to appropriate areas by using the Tier System as the primary scoring criteria.

The Tier System designates those areas appropriate for

development and those areas appropriate for conservation as Tier 3 and Tier 1 respectively. ROGO awards more or less points based on these designations.

The Tier designation points are detailed in the tables to the right. Please note that different scoring applies to applications for development in the Big Pine & No Name Key Planning area (BPK & NNK).

Tier ROGO Scoring	
Tier 1	10 Points
Tier 3a (SPA)	20 points
Tier 3	30 Points

Tier ROGO Scoring BPK & NNK	
Tier 1	0 Points
Tier 2	10 points
Tier 3	20 Points

PENALTY POINTS

Monroe County is required to discourage development from occurring in an environmentally sensitive area and in hazardous areas.

We accomplish this through the assignment of penalties for applications proposing development in these areas.

Like the scoring criteria some penalties are only applied to applications within the Big Pine Key and No Name Key

planning area.

The table below details all of the available penalties and the areas they apply.

“different scoring applies to the Big Pine & No Name Key Planning area”

Penalty applies if	Penalty Value
development is proposed within a V flood zone	-4 Points
The following penalties only apply to those applications on BPK & NNK	
the parcel is located within a Lower Keys Marsh Rabbit habitat area or buffer zone	-10 points
the parcel is located within the Key Deer Corridor	-10 points
the parcel is located on No Name Key	-10 points
All of the above penalties are applied cumulatively	

ADDITIONAL POINT INCENTIVES

Monroe County offers additional points to applicants as an opportunity to move your application to the top of the ranking list. These points are an incentive for you to help Monroe County meet its goals and objectives. The following is a list of available opportunities:

Aggregation: Aggregation is the process of combining two or more vacant, legally platted, and buildable lots within a Tier 3 area and a land use designation of IS, IS-D, URM, URM-L, or CFV for the purposes of building one unit. Aggregation in Tier 3a will be allowed if no clearing of upland native habitat is proposed.

Award = +4 or in BPK & NNK = +3

Land Dedication: Donation of certified land to Monroe County in an effort to retire development rights. There are four possible opportunities under this category:

(1) Dedication of a vacant, legally platted, buildable lot located within a SC, any IS, any URM, CFV or any CFSD land use districts allowing residential units

Award = +4 or in BPK & NNK = +2

(2) Dedication of a vacant, legally platted, buildable lot of 5,000 square feet or more located within any SR land use district

Award = +1

(3) Dedication of vacant, legally platted, buildable lot of 5,000 square feet or more located within a NA or SS land use district

Award = +.5

(4) Dedication of at least 1 acre of vacant, unplatted, buildable land located within Tier 1

Award = +4 or in BPK & NNK = +3

Affordable Project: Proposing a market rate unit as a part of a multiple unit affordable housing project.

Award = +6

Central Wastewater: Proposing a project that is connected to an available central wastewater system.

Award = +4

Fund Donation: Donation of money to the Monroe County Environmental Restoration and Land Management Fund. This money is used to acquire property for the purposes of development right retirement of affordable housing. The price of each point is set yearly by the Board of County Commissioners.

Award = +1 Max +2



Tropical hardwood hammock, typical Tier 3a Spa area.

“Monroe County offers additional points to applicants as an opportunity to move your application to the top of the ranking list”

APPLICATION SUBMITTAL

To submit an application for a ROGO application you must provide a complete application.

Submittal requirements differ from application to application based on the additional points desired.

If you plan to receive points for aggregation you must provide a current property record card or deed for each

parcel to be aggregated and a proposed restrictive covenant which limits the number of units on the property.

If you plan to receive points for land dedication you must provide a current property record card or deed, a statutory warranty deed conveying the property to Monroe County, the dedicatee letter from the County Biolo-

gist for each parcel, copies of any title insurance, and a land dedication certificate if applicable.

If you plan to receive points for being part of an affordable housing project you must provide a letter of certification from the affordable housing coordinator.

If you plan to receive points for connecting to a central

wastewater system you must provide a certification letter from the wastewater provider.

If you plan to receive points for fund donation you must provide a cashiers check in the appropriate amount for each point, maximum of 2, applied for.

MONROE COUNTY GROWTH MANAGEMENT DIVISION

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Monroe County would like to welcome to the Growth Management office Ty Symroski our new Growth Management Director and congratulate Aref Joulani on the promotion to Planning and Environmental Resources Director.

We have offices located in Stock Island, Marathon, and Plantation Key. The Stock Island office is located on the second floor of the Stock Island Detention Center on College Road. The Marathon Office, our headquarters, is located in the Marathon Government Center. Our Plantation Key Office is located just south of Coral Shores High School on the bay side of mile marker 88.8

ROGO RESCORE

All 600+ applicants in ROGO awaiting an allocation on July 17th, 2006 will be rescored based on the criteria associated with the Tier System and its implementation.

The following explains how criteria were applied and how certain points roll over to the new system.

If your application is subject to this rescore then all perseverance points earned to date will be rolled over and you will continue to receive perseverance points on your entry anniversary date at the rate of +2 points per year until the allocation is awarded.

Some applications in ROGO prior to 9/27/05 had achieved points for aggregation. These points will not only roll over to the new system but will be upgraded to +4 points and if the applica-

tion is within BBP & NNK +3 points will be awarded.

Those applications subject to the rescore and having received points for land dedication will be rescored to include a +4 points for each lot donated and if the application is within the BPK & NNK planning area will receive +2 points per donated lot.

In the past ROGO was unforgiving, requiring withdrawal to add points for aggregation or land dedication. You lost your controlling date and any time applied toward perseverance between your anniversary dates.

The new system allows withdrawal to add points as long as the original building permit does not change.

If you withdrew your original ROGO application to add points for aggregation or land

dedication you will be entitled, as part of the rescore, to a restoration of the original controlling date and any perseverance points lost as a result of that withdrawal.

No points will be awarded based on building design criteria. All base points are a result of the Tier designation for the parcel to be developed.

If you have exceeded 5 years in ROGO prior to the rescore you will again be eligible for the process of beneficial use and administrative relief in the appropriate time periods.

Monroe County has made every effort to make this rescore an equal or positive increase for all points acquired prior to the Tier system.



Marathon Government Center,
Growth Management
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